

EXHIBIT 1 MF A - 7/10 FLEX FINANCING
MULTIFAMILY RENTAL HOUSING TERM SHEET

Purpose	<p>WHEDA's 7/10 Flex Financing Loan product is designed to offer Borrowers excellent flexibility and pricing.</p> <p>Under this product, WHEDA will provide flexible fixed-rate loans to Borrowers with either 7-year or 10-year rate structures. This product is not expected to be financed through the sale of mortgage revenue bonds. The loans will be subject to financial strength of the borrower, development eligibility, and rent and occupancy restrictions.</p> <p>Construction financing is also available for approved developments with a term of up to 30 months.</p>
Funding Source	Project Mortgage Loan Account (PMLA), 2005 Series F or General Revolving Loan Fund
Eligible Borrowers	For-profit, qualified non-profits, housing authorities or other entities meeting criteria established by WHEDA.
Eligible Developments	<p>Developments must be residential rental housing for families, elderly, or people with disabilities.</p> <p>Eligible developments include:</p> <ul style="list-style-type: none"> • Apartments, including townhouses • Developments may contain up to 25% commercial space, measured by a percentage of lease income • Developments with new allocations of HTC are not eligible <p>Developments may be for:</p> <ul style="list-style-type: none"> • New Construction • Acquisition with rehabilitation of an existing building • Refinance of an existing development
Minimum Set-Aside Units	<p>20% of all units set-aside for households with incomes not exceeding 80% of County Median Income (CMI).</p> <p>Total rent plus utilities cannot exceed 30% of the respective CMI levels.</p>
Loan Amount	Minimum loan of \$2 million, maximum loan of \$10 million.
Rate	<p>7-Year Reset Option: Priced at the 7-year Treasury plus 210 bp spread. Rate is fixed for the initial 7 years of the loan. Rate will reset beginning year 8, year 15, year 22 and year 29 using the then-current benchmark plus the committed spread. Minimum floor rate of 4.50%.</p> <p>10-Year Reset Option: Priced at the 10-year Treasury plus 230 bp spread. Rate is fixed for the initial 10 years of the loan. Rate will reset beginning year 11 and year 21 using the then-current benchmark plus the committed spread. Minimum floor rate of 4.75%.</p> <p>Certain borrowers or projects may qualify for a rate reduction. Contact your loan officer for more details. Loans requiring term sheet exceptions may be subject to an increased rate.</p> <p>Rate is locked at loan commitment for 120 days.</p>
Term	35 years maximum.
Amortization	35 years maximum.
Loan-to-Value Ratio (LTV)	<p>80% LTV.</p> <p>Based on market or investment value determined by an appraisal contracted by and acceptable to WHEDA.</p>
Debt Coverage Ratio (DCR)	1.20 minimum DCR tested annually. Loan will be resized to maintain the DCR. Additionally, loan may be resized at each rate reset to maintain a 1.20 minimum DCR.
Credit Enhancements	Typically non-recourse. Construction lending requires either a 10% letter of credit (LOC) or 100% construction performance bond with a 5% LOC, a personal or corporate guaranty required for construction. Permanent lending may require a letter of credit, personal or corporate guaranty, additional collateral, etc., based on underwriting.
Prepayment Provision	Prepayment allowed, without penalty at rate reset years. At other times, a penalty will be charged equal to 1% of outstanding loan balance.

Escrows	<p>Monthly deposits for real estate taxes, special assessments, and replacement reserves; insurance escrows may be required.</p> <p>Minimum annual replacement reserve requirements are:</p> <ul style="list-style-type: none"> • \$250 per elderly unit • \$300 per RCAC/CBRF unit • \$300 per family unit
Environmental Reviews	Phase I Environmental study, performed and completed by an environmental engineer prior to loan closing.
Capital Needs Assessment (CNA)	<p>Required at time of loan application for existing building(s) (adaptive reuse exempt).</p> <p>Please see www.wheda.com for requirements and list of approved providers.</p>
Origination Fee	1.5% of mortgage loan commitment amount.
Loan Structuring Fee (Non-refundable)	One-half of the origination fee is payable upon acceptance of the Mortgage Loan Commitment; this fee is credited toward the loan origination fee at closing.
Application Fee	<p>\$250 Developments of 24 units or fewer.</p> <p>\$500 Developments of 25 units or more.</p> <p><i>Fees are subject to periodic review and change.</i></p>